

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
MAY 31, 2022

CALL TO ORDER

The Planning Commission convened both in-person at 201 N. Railroad Street, Ridgway, Colorado and via Zoom Meeting, a virtual meeting platform, pursuant to the Town's Electronic Participation Policy, due to the COVID-19 pandemic.

The Chairperson called the meeting to order at 5:30 p.m. Commissioners Emilson, Franz, Liske, Nelson, Mayor Pro-Tem Meyer and Mayor Clark were in attendance.

PUBLIC HEARING

1. Application for Sketch Plan and Preliminary Plat; Location: Town of Ridgway, Block 30, Lots 1-12; Zone: Historic Residential; Applicant: David Bruce; Owner: Ridgway Homes, LLC

Staff Report dated May 27, 2022, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

TJ Dlubac presented an application for a Sketch Plan and Preliminary Plat for a subdivision and Planned Unit Development (PUD) on a vacant lot in the Historic Residential District. He noted the Sketch Plan originally approved by the Commissioners at the September 28, 2021, Regular Meeting is revised, and the original plan review comments are still applicable. Dlubac explained the redesigned Sketch Plan proposes a variety of housing types and costs to provide affordability for the local workforce and was redesigned due to logistical issues with maintenance of the common areas and separated garages. With this revision the applicant is requesting to subdivide the parcel into 14 residential lots with a 15th lot dedicated to the Town for storm water management he continued. The proposed residential lots will be permanently deed restricted and the variance to lot sizes will be addressed through the PUD process. The Planner reviewed design and dimensional standards, Master Plan goals, landscaping, parking, utilities, access and roadways as outlined in the Staff Report. Mr. Dlubac noted Staff and the Town would not be in favor of the proposal for Lot 15, but recommended approval of the application to the Town Council with the following conditions: (1.) *The Preliminary Plat and PUD Plan for Yellow Brick Lane be approved by the Town Council and all conditions of such approval met.* (2.) *The applicant shall address all outstanding planning and engineering comments identified in the review comment letters attached to the Staff Report dated May 27, 2022, to the satisfaction of Town Staff prior to the application being scheduled for consideration at the Town Council.*

The Planning Commission discussed the application with Staff.

Applicant David Bruce explained the project is providing deed restricted units, targeting incomes within 60% - 120% of the area median income for Ouray County, with home values ranging from \$250,000 - \$450,000. Mr. Bruce commented that while the project contributor requested Yellow Brick Lane Townhomes for the name of the subdivision the name may change. He reviewed 3-dimensional renditions of the proposed structures in the Sketch Plan, access, and the projected timeline to deliver homes to customers by the end of the year. Mr. Bruce further explained the function of the detention ponds proposed for Lot 15 and requested dedication of the lot to the Town for maintenance. He noted a homeowners association is not proposed with the development to avoid upfront costs at the time of home purchase as well as overtime. Bruce suggested relief from the Town for tap fees, permitting and review fees; concessions for not paving asphalt in the rights-of-ways, and building Fredrick Street to the alley instead of to Cora Street. He noted the concessions would reduce the project costs, keeping the homes affordable.

The Planning Commission discussed Lot 15, street surfacing, Fredrick Street and other infrastructure design, with the Applicant and Staff.

The Chairperson opened the hearing for public comment.

Favorable comments about the proposed project were received from residents Eric Johnson, Joe Wodiuk, Julia Vollendorf, Ninah Hunter, Jill Mihelich, Pam Foyster, Kuno Vollenweider, and Clint Estes. However, concerns regarding traffic flow, extending the sidewalk on Otto Street, developing a pedestrian thoroughfare from the River Park Subdivision to Ridgway School, grey water recycling, transparency regarding the building cost per square foot, transparency for concessions received from the Town; developing and completing Laura, Fredrick and Otto Streets and paying for the road improvements were expressed. Questions from a non-resident were also received regarding environmental impacts.

The Chairperson closed the hearing for public comment.

The Commissioners discussed the application. The Planning Commission agreed they were not in favor of the applicant's solution for Lot 15. Owner Paul Major said a private covenant may be developed as an alternative to address the maintenance of Lot 15. The Commission noted the pedestrian thoroughfare will be considered through the Preliminary Plat process and Yellow Brick Lane implies a location in Ridgway that does not exist which may cause directional problems with visitors.

ACTION:

Commissioner Montague moved to approve the Sketch Plan for Yellow Brick Lane based on the Town's applicable standards with the condition that the Preliminary Plat and PUD Plan for Yellow Brick Lane be approved by the Town Council and all conditions of such approval met. The motion was seconded by Commissioner Liske. On a call for the roll call vote, the motion carried unanimously.

ACTION:

Mayor Clark moved to recommend approval of the Preliminary Plat and Preliminary PUD to the Town Council based on the Town's applicable standards with the condition that the Applicant shall address all outstanding planning and engineering comments identified in the review comment letters attached to the Staff Report dated May 27, 2022, to the satisfaction of Town Staff prior to the application being scheduled for consideration at the Town Council. The motion was seconded by Commissioner Liske. On a call for the roll call vote, the motion carried unanimously.

2. Application for Sketch Plan; Location: McChesney Minor Subdivision, Lot 2; Zone: Residential and Future Development; Applicant: Chris Hawkins DBA/Alpine Planning, LLC, Owner: Four Winds Ranch, LLLP and Estate of Bernadine C. Endicott

Staff Report dated May 27, 2022, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies. The Staff Report included public comment letters from Ridgway residents Charles and Kathy Ewert, Nichole Moorman, Fred and Margaret Quist, Glen and Connie Anderson, Anthony Gegauff, Kevin Chismire, Dan Brillon, David Burger, Jeannemarie Smith, Michelle and Mark Smail, Joan Chismire, Audra Duke, Jack and Karen Fay, Stephen McComb and Bob Tesch.

Dlubac presented the Application for Sketch Plan and explained a request to continue the hearing for one month was received from the Applicant on May 27. The Applicant is addressing public concerns and Staff comments in the Staff Report dated May 27, 2022.

Applicant Chris Hawkins said time is needed to sufficiently address the comments and contact outside agencies.

The Chairperson opened the hearing for public comment regarding the continuance.

Anthony Gegauff requested the Four Winds Sketch Plan Application be assigned as the first agenda item at the next meeting.

Clint Estes asked for clarification regarding Staff's further involvement with the Sketch Plan review.

Pam Foyster commented the Sketch Plan does not reconcile to the Town's Master Plan.

Dan Brillon asked if the public letters received by staff for this hearing will be carried forward in the next agenda packet for discussion at the next hearing.

Jennifer Cram asked if residents could be notified about continuances prior to the scheduled hearing.

Joe Wodiuk asked to be contacted regarding Sketch Plan changes so they can be reviewed and discussed with the Contractor and Engineer before the next hearing.

ACTION:

Mayor Clark moved to continue the Application for Sketch Plan for Lot 2 in the McChesney Subdivision to be reviewed at the June 28 Regular Planning Commission Meeting. The motion was seconded by Mayor Pro-Tem Meyer. On a call for the roll call vote, the motion carried unanimously.

The Commission paused for a break at 7:30 p.m. and resumed at 7:40 p.m.

3. Application for Sketch Plan; Location: Lot 3 PUD, Ridgway Land Company Subdivision; Zone: General Commercial; Applicant: 2-Build Ridgway, LLC; Owner: Ridgway Land Company, LLLP

Staff Report dated May 27, 2022, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

The Planner presented an Application for Sketch Plan that will *modify the overall development of Lot 3 including land uses, circulation, parking, utility alignment, accesses, and dimensional standards.* The Sketch Plan proposes residential uses which are not allowed with the current PUD he continued. Dlubac noted the Staff Report address concerns regarding unknown demands on the water/sewer system due to the proposed change in uses. He recommended approval of the request with the incorporation of the 21 staff review comments in the Staff Report dated May 27, 2022.

Architect Doug MacFarland, representing the Applicant reviewed changes in the Sketch Plan with the Commissioners noting the structures are low profile because this is a gateway project.

Joe Nelson, Applicant for 2 Build Ridgway, LLC commented that the infrastructure already in place on the parcel provides the perfect opportunity for a project of this nature. He explained the Sketch Plan has incorporated water features throughout the commercial areas for ambiance.

The Planning Commission discussed the proposal with the Applicant and Staff. They discussed pros and cons about commercial structures placed on the highway frontage. The Planning Commission agreed the water features should have a functional purpose for responsible water management. Mr. Nelson agreed the water use and deed restricted housing should be discussed in depth with Staff.

The Chairperson opened the hearing for public comment.

Joe Harnsberger expressed concerns regarding the proposed circulation patterns, noted an egress conflict on Redcliff Drive; no service truck access for the proposed commercial buildings, placement and drainage

for the retention ponds, no pedestrian access to the highway through Lot 2, the need for a play area, pollutants from the pond discharging to the river, and asked who will maintain the retention ponds.

Pam Foyster said the proposal comports conceptionally with the Master Plan, and expressed concerns regarding traffic control, and the proposed placement of the residential structures on the highway frontage. Ms. Foyster commented a pedestrian overpass should be considered for crossing the highway.

Shay Coburn said she is not in favor of the proposed placement for the commercial buildings and noted a lack of community benefits for the project. She also noted the layout could be designed with more efficient land use with the opportunity to add more density than proposed.

Dana Ivers said she is not in favor of adding more density to the project, and solar energy should be a requirement for a project this large.

The Chairperson closed the hearing for public comment.

The Planning Commission reviewed the Sketch Plan drawings and further discussed the project with the Applicant. The Commissioners agreed residential structures should not be placed along the highway frontage and too much parking and hard surface is proposed.

Jack Young, member of 2 Build Ridgway LLC commented the project is utilizing over a million dollars in previously placed infrastructure as part of the current proposal.

Joe Nelson requested the hearing be continued to provide the opportunity for the Commissions' concerns to be addressed in the Sketch Plan.

ACTION:

Mayor Clark moved to approve the continuance for the Application for Sketch Plan for Lot 3 PUD until the August 30, 2022, Regular Planning Commission Meeting. The motion was seconded by Commissioner Liske. On a call for the roll call vote, the motion carried unanimously.

4. Application for Final Plat; Location: Town of Ridgway, Block 20, Lots 16-18; Zone: Historic Residential; Applicant Beth Lakin; Owner; Beth Lakin

Staff Report dated May 27, 2022, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

Mr. Dlubac presented and application for Final Plat for Block 20, Lots 16-18 and noted there has been difficulty scheduling the contractor to install the 50-foot extension. The Applicant has requested a one-month extension to provide for the completion of the sewer line installation.

The Chairperson opened the hearing for public comment and there was none.

ACTION:

Mayor Pro-Tem Meyer moved to approve a continuance for the Lakin/Arnold Subdivision to the June 20, 2022, Regular Planning Commission Meeting. The motion was seconded by Mayor Clark. On a call for the roll call vote, the motion carried unanimously.

APPROVAL OF THE MINUTES

5. Approval of the Minutes from the Meeting of April 26, 2022

ACTION:

Mayor Clark moved to approve the Minutes from April 26, 2022. The motion was seconded by Commissioner Liske. On a call for the roll call vote, the motion carried unanimously. with Commissioner Nelson abstaining.

6. Public Comment Received After the Agenda was Published

The Deputy Clerk read a public comment letter from Ridgway resident Jennifer Cram dated May 27, 2022. Ms. Cram expressed concern to the Planning Commission and Town Council regarding the growth rate of the proposed projects in town and how that may affect the projected water supply by 2050.

ADJOURNMENT

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk